



**37 Harbour Village, Goodwick, Pembrokeshire, SA64 ODY**

**Price Guide £174,950**

- \*An attractive well appointed Terraced 2 storey Dwelling House.
- \*Recently tastefully Modernised and Refurbished to an extremely high standard.
- \*Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- \*Tarmacadamed hardstanding to fore allowing for Off Road Vehicle Parking Space.
- \*Easily maintained Concreted and Ornamental Stone Patio Garden to rear with Flowering Shrubs and a Garden Shed.
- \*Rear pedestrian access and within a 10 yard walk of the Car Park at the rear.
- \*Ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes.
- \*Inspection essential. Realistic Price Guide.

## Situation

Harbour Village is a popular elevated Residential area of Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 45 Harbour Village is situated within a half a mile or so of the centre of Goodwick and the shops at Main Street.

Goodwick is a popular Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest. Harbour Village is within a half a mile or so of the centre of Goodwick and the shops at Main Street.

Goodwick has the benefit of a few Shops, a Post Office/Store, Primary School, Church, Chapels, Public Houses, Hotels, 2 Fish & Chip Shop Café's/Take-Aways, a Petrol Filling Station/Store and a Supermarket. There are Churches at Manorowen, Fishguard, and Llanwnda which are all within a mile or so.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The twin town of Fishguard is within a mile and a half or so of Harbour Village and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Cinema/Theatre, Supermarkets a Leisure Centre and a very good Bakery.

The Pembrokeshire Coastline at The Parrog is within a half a mile or so of the Property and also close by are the other well-known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereddy, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

The County and Market Town of Haverfordwest is some 15 miles or so South and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Comprehensive and Primary Schools Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaway's Art Galleries, a Library, Post Office, Petrol Filling Stations, Supermarkets, a further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

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Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 37 Harbour Village is situated within a half a mile or so of the centre of Goodwick at Glendower Square and the shops at Main Street.

## Directions

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed down west street in the direction of Goodwick for half a mile. Upon reaching the bypass roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Proceed on this road for 500 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Upon reaching the Rose and Crown Public House, turn left and some 30 yards or so further on, take the first sharp right hand turn into New Hill. Proceed up the hill for approximately half a mile and upon reaching Harbour Village, 37 Harbour Village is situated on the left hand side of the road. A "For Sale" Board is erected on site.

## Description

37 Harbour Village comprises a Terraced 2 storey Dwelling House of solid stone, brick and cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### Storm Porch

With uPVC double glazed door to:-

### Open Plan Living/Dining Room



19'9" x 13'4" (6.02m x 4.06m )

With ceramic tile floor, 2 double panelled radiators, coved ceiling, 2 ceiling roses and 2 ceiling lights, feature fireplace with slate hearth, display alcove, understairs Cloaks/Broom Cupboard, uPVC double glazed window with wooden blinds, telephone point, mains smoke detector, 6 power points, staircase to First Floor and door to:-

## Kitchen



12'6" x 9'3" (3.81m x 2.82m)

With ceramic tile floor, range of Oak floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, ceiling light, mains smoke detector, uPVC double glazed window and a uPVC double glazed door to rear Patio Garden, freestanding 4 ring Gas Cooker with Oven and Grill, Samsung automatic washing machine, part tile surround, Velux window, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), 6 power points and door opening to:-

## Inner Hall

6'2" x 3'4" (1.88m x 1.02m)

With ceramic tile floor, double panelled radiator, alcove with shelf, ceiling light and door to:-

## Bathroom



7'6" x 5'10" (2.29m x 1.78m)

With ceramic tile floor, uPVC double glazed window with wooden blinds, white suite of panelled Bath with shower attachment, Wash Hand Basin in vanity surround and WC, shower curtain and rail, ceiling light, extractor fan, mirror fronted bathroom cabinet, toilet roll holder and mainly half tiled walls.

A staircase from the Living Room gives access to the:-

## First Floor

### Landing

4'0" x 3'3" (1.22m x 0.99m)

With fitted carpet, mains smoke detector, ceiling light, access to an Insulated Loft and doors to Bedroom 2 and:-

### Bedroom 1 (Front)



13'5" x 10'8" maximum (4.09m x 3.25m maximum)

With uPVC double glazed window with wooden blinds (affording sea views), fitted carpet, double panelled radiator, ceiling light, mains smoke detector, telephone point, built in Wardrobe/Cupboard, wall alcove and 4 power points.

### Bedroom 2 (Rear)



10'2" x 8'3" (3.10m x 2.51m)

('L' shaped maximum) With fitted carpet, radiator, uPVC double glazed window with wooden blinds, mains smoke detector, 4 power points and a built in Wardrobe with shelves and hanging rail.

## Externally

Directly to the fore of the Property is a Tarmacadamed

Hardstanding which allows for Off Road Vehicle Parking Space.

To the rear of the Property is a Concreted Patio and beyond is an Ornamental Stone Patio Garden with Flowering Shrubs, a Yucca, Roses etc etc. There is also a:-

### Garden Store Shed

11'6" x 8'9" (3.51m x 2.67m )

Of concrete block construction with a box profile roof. It has pedestrian double doors leading out onto the rear Service Lane and a uPVC double glazed window and a pedestrian door leading off the rear garden.

2 Outside Electric Lights and an Outside Water Tap.

The boundaries of 37 Harbour Village are coloured red on the attached Plan to the Scale of 1/2500.

### Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone subject to British Telecom Regulations. Broadband Connection.

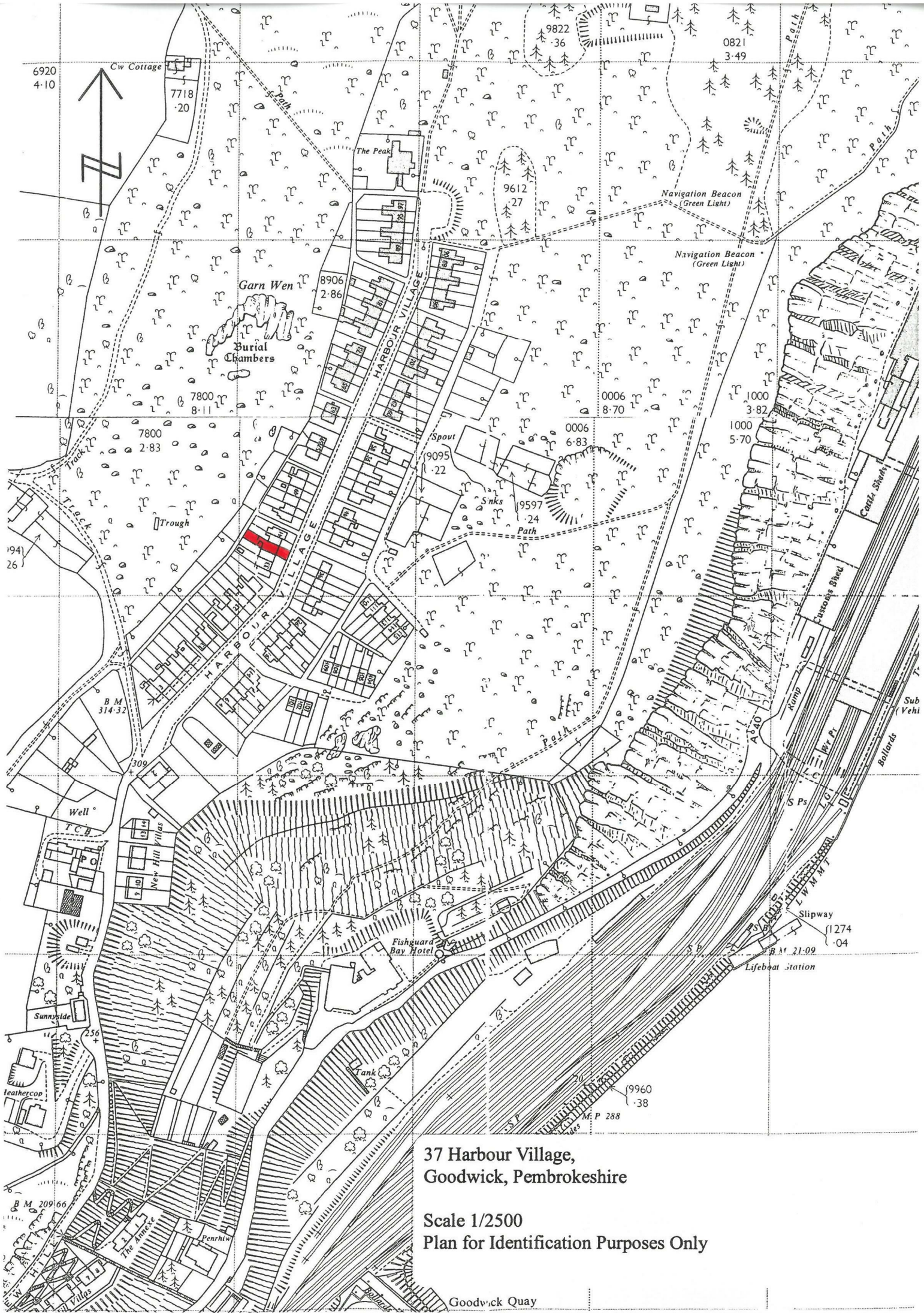
### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

37 Harbour Village is a comfortable, well appointed Terraced 2 storey Dwelling House which stands in this popular elevated residential area of Goodwick, from where superb Coastal Sea Views can be enjoyed over Fishguard Bay to Dinas Head and beyond. The Property is in excellent decorative order benefitting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has Off Road Vehicle Parking to the fore together with a sizeable, easily maintained rear Patio Garden with Flowering Shrubs. In addition, there is a good sized Garden Store Shed/Workshop with double doors leading onto a rear Service Lane and is within a short walk of the Public Car Park at the rear. It is ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.





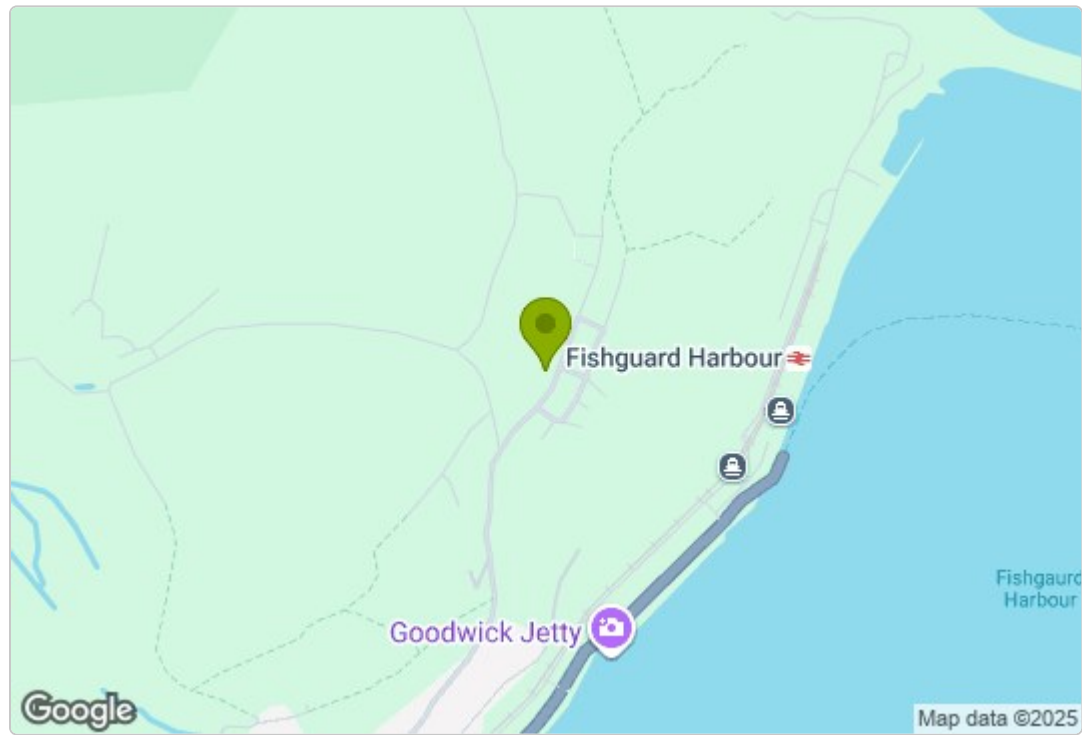
37 Harbour Village,  
Goodwick, Pembrokeshire

Scale 1/2500  
Plan for Identification Purposes Only

Goodwick Quay

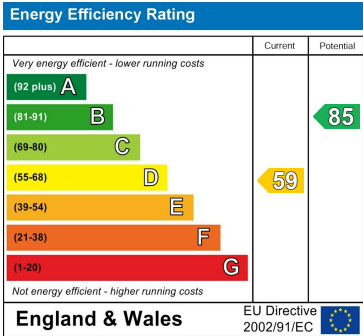
Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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